

## Ramona Town Center

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### Key Issues

- Future growth should be focused toward the town core in keeping with GP2020 concepts
- Ramona's historic architectural character has been significantly altered by haphazard newer development
- Main Street is a state highway carrying significant traffic loads, discouraging pedestrian use

### Planning Process



The Ramona Town Center (or “Village”) planning process is a community-based effort to comprehensively plan Ramona's central business and residential district. This process is anticipated to develop a comprehensive plan for this area. The plan will identify design standards, zoning regulations and capital improvement projects that will determine how the Village will ultimately look and feel, and the services that will likely be provided there over the next twenty years.

- *Initial Charette*- This effort began as a result of the Ramona Village Design Workshops held in the summer of 2003. At these widely attended workshops, participants voted to follow Fallbrook's success with the Fallbrook Economic Revitalization Plan and to seek funds for the development of a tailored zoning plan for the Village area. The creation of custom zones and a comprehensive plan for this location will give the community greater control in shaping the appearance, functionality and overall character of Ramona's town center as the “heart” of the community. The County of San Diego received a \$50,000 grant to begin developing such a plan based on the fundamental concepts generated at the workshop.

These concepts include the creation of a more pedestrian-friendly environment along portions of historic Main Street through traffic mitigation measures and the addition of pedestrian enhancements to the street and sidewalks. Design features would include signage, street landscaping, and architectural standards that respect and contribute to the local context. The incorporation of a linear park and numerous pocket parks are also key ideas.

- *Workshops*- In order to complete the General Plan 2020 maps and to set the stage for the development of the custom plan for this area, staff held six community workshops and attended two Planning Group meetings between October 2004 and January 2005. Through these workshops, the community agreed upon general areas that would be appropriate for

higher residential densities, and began dialogue regarding the nature and location of industrial lands within Ramona. The community also agreed to generally support retaining the existing amount and location of Commercial lands within Ramona's town center. Additional details remain to be discussed with regard to the type of commercial that will be designated in portions of this area. Staff anticipates meeting with the community and receiving a formal recommendation on this issue in the upcoming months.

In addition, the community has established design parameters for higher density residential development in the town center. These parameters will be incorporated into design standards for the community and the expected tailored zoning plan for this portion of Ramona.

- *Planning Group*- Many members of the Ramona Community Planning Group have been active participants in the Ramona Design Workshops. Workshop announcements have been sent to Planning Group members prior to each meeting. Staff has attended four Planning Group meetings to provide formal updates on the workshops. The products developed at the workshops and through the implementation of the Community Development Block Grant will ultimately be available for the Ramona Planning Group to review and to vote upon.
- *Next Steps*- The community has set the framework for the Plan through the Ramona Design and Housing Workshops. On March 23, 2005, Supervisor Dianne Jacob directed the creation of the Ramona Village Design Committee (RVDC). The Ramona Village Design Committee will work on the details of the Plan including zoning, design, and capital improvement projects. Information on the town center planning process and on General Plan 2020 will continue to be available to the community at public meetings and through via our website.